

38 Ptarmigan Drive, Cody, Wyoming

**BERKSHIRE
HATHAWAY**
HOMESERVICES

BROKERAGE WEST, INC.
REAL ESTATE



2 Acres
Property Lines are Approximate

Attention to Detail & Integrity

A beautifully constructed, unique home located in the Rocky Mountains of Wyoming, situated in the North Fork Valley of the Shoshone River, 25 miles east of Yellowstone Park and 25 miles west of Cody, WY.

Built for Energy Efficiency

With a footprint of 2,600 sq.ft., this home is designed for comfort, low maintenance, abundance of natural light, and energy efficiency. The passive solar design uses a solar south wall with generous glazing on the ground level. The clerestory windows admit the direct warming rays of the sun during winter, block the sun during the summer, while still bathing in indirect sunlight.

The dark ground masonry floor, terrazzo-like and insulated, helps absorb the low winter sun rays for solar gain. The house maintains a winter temperature of 55F with only 400 gallons of propane in 2021-2022. Electric bill less than \$40 per month, also heats the garage. To achieve this energy efficiency requires super insulating, including the foundations all the way down to the footings. The north and east walls are 22" thick of sand plaster, straw bales, steel mesh and steel bracing, producing a strong, quiet, & warm monolithic structure with endearing curved window frame details.



The remaining exterior walls are all 2x6" construction with soft foam insulation. The floor plan includes a foyer, living room, dining room, kitchen, pantry, den, back hall entry, laundry, office, 2 ½ bath, 3 bedrooms, each large enough for a king size bed, and generous closet space.

Enjoy the east facing covered deck on summer days. Don't forget the cozy wood stove which handily serves as a backup heat source for the entire house. Easy access to a supply of dry wood out the back door, just a few steps from the 26' x 42' detached shop. The 2-acre site has a prolific well and comes with irrigation rights. Enjoy the views, the horses, and the wildlife.



The Great Room

Every room in the house has a source of natural light, including the pantry and walk-in bedroom closet, and the Great Room is no exception. The rugged character of the open floor plan is highlighted with exposed heavy timber post and beam construction, with 2 colonnades running through the entire length of the house.

Adjacent to the Dining Area, the Great Room features a Clerestory vaulted ceiling, woodstove with natural stone surround and recessed lighting. This space is ideal for gathering and relaxing, while taking in the majestic Northfork views.



Kitchen & Dining

The kitchen is complete with custom wood cabinets, a center island with porcelain tile counters, double sink, recessed lighting, pendant lighting and pantry. Natural light pours into the room, warming the ambiance. Dining in the open plan space allows for conversations and entertaining small and large groups.





Family Room

The Family Room opens to the kitchen and is full of warmth and natural light.







Master Suite

Both the master suite and guest room offer quiet comfort and abundant light.



Guest Room

Your guests will be comfortable in their home away from home, surrounded by views and natural light. The guest bath features a full shower/tub, single vanity sink and linen closets.



The Office is ready for you with built-in custom cabinets and plenty of natural light

Office

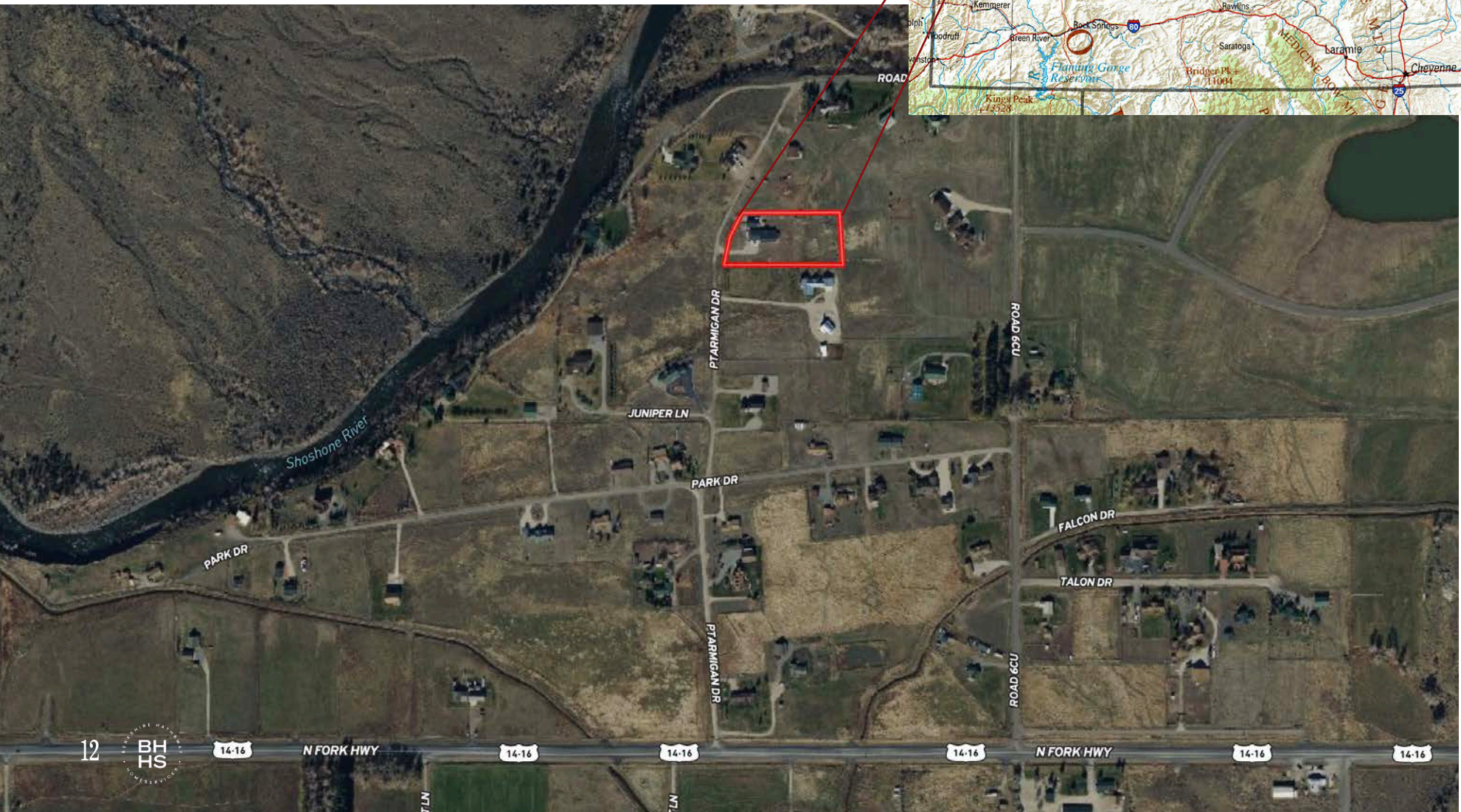


Property Aerial Map

Located in Park County, Wyoming

Distance to:

- Cody, WY - 13 miles
- Red Lodge, MT - 56 miles
- Yellowstone National Park - 49 miles
- Billings, MT - 113 miles



Property Features

Built in 2011; timber post and beam construction

Contemporary/passive solar design; open floorplan w/natural light features

Straw bale wall construction (north & east)

22" thick walls consist of: Straw bales, sand plaster, steel mesh and steel bracing

Frame wall construction (south & west)

2"x 6" framing with soft cell foam insulation

Vinyl windows; two-cell window shade treatment

Solid wood interior doors and trim

Flooring

Slab on grade, ground masonry concrete w/ polished finish, accent stone/tile inlays

Chase ways in concrete slab

Two colonnades through the house; one colonnade in the garage

Inclusions: range/oven, refrigerator, dishwasher, microwave, window coverings

Covered front entry with Trex deck

Covered deck (east)

Wood siding

Composition shingle roof; metal fascia/soffit

Concrete driveway

Domestic water well (approx. 85' depth)

Private septic system

Propane in-floor heating system (5 Zones)

Air Exchanger (2-3 times/day)

Cellar/mechanical room (334 sf)

8' concrete walls

Boiler for in-floor heating

Domestic water pressure tank

Air-Exchanger

Water heater

Attached 2-stall garage (810 s/f)

Exposed timber post and beam

Garage door openers (2)

Drywall/insulated/storage cabinets/electric heater/skylights

Detached Shop (1008 sf - 26' x 42')

Two acres (1/2 acre irrigated)

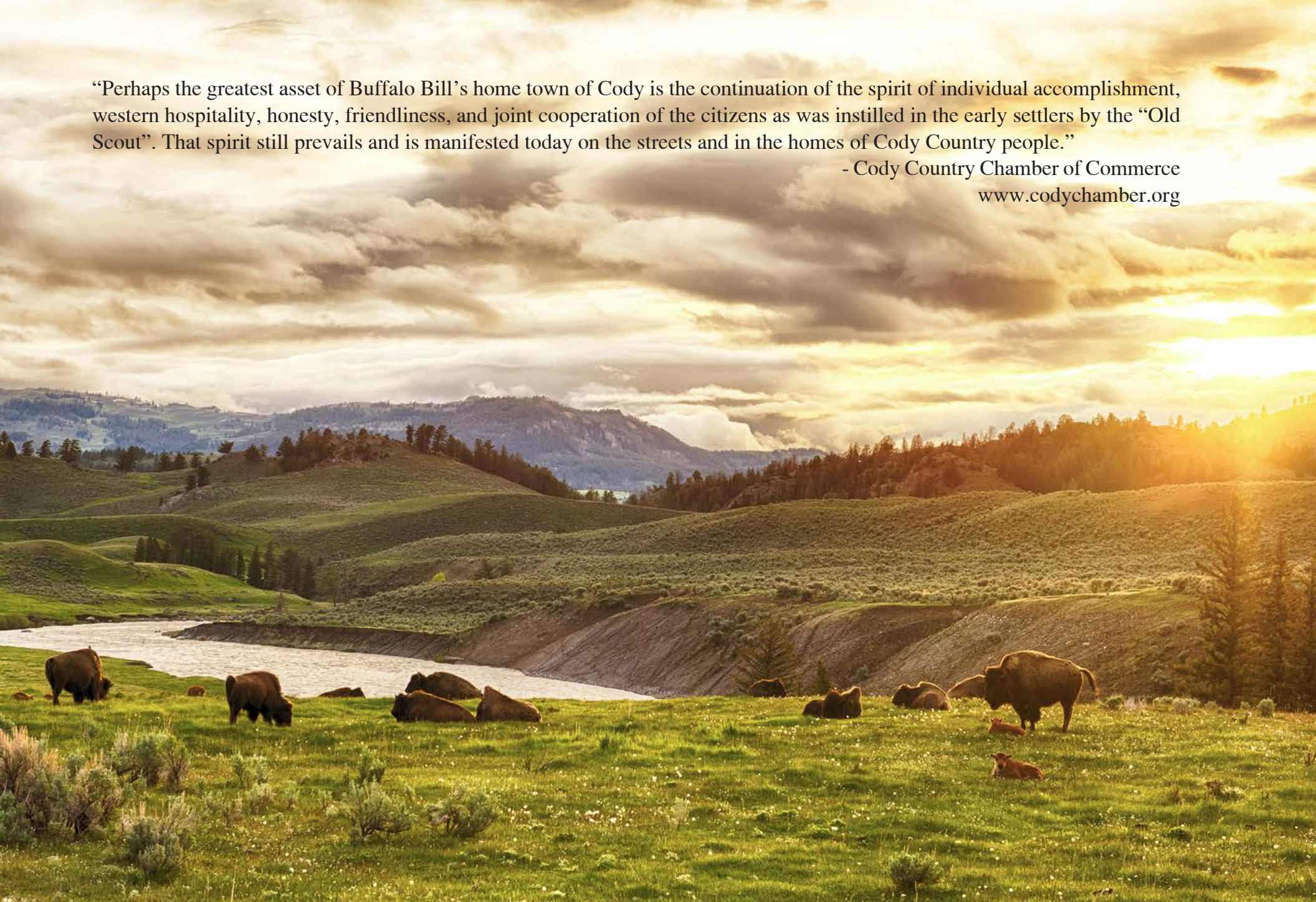
Property Taxes (2022): \$3956.38



“Perhaps the greatest asset of Buffalo Bill’s home town of Cody is the continuation of the spirit of individual accomplishment, western hospitality, honesty, friendliness, and joint cooperation of the citizens as was instilled in the early settlers by the “Old Scout”. That spirit still prevails and is manifested today on the streets and in the homes of Cody Country people.”

- Cody Country Chamber of Commerce

www.codychamber.org



CODY+WYOMING

A quiet and unique community, Cody offers a true mix of rich western culture and modern sophistication, unmatched by any other small town in America. Also rich in history, Cody is located near the East Gate of our country's first national park, Yellowstone. Deemed a "World-class tourism destination" – according to the Cody Country Chamber of Commerce – Cody's thriving economy can be attributed to the million or so tourists that travel through each year in search of the ultimate western experience: abundant outdoor recreation, unmatched scenery, diverse wildlife, and the adventure of a lifetime.

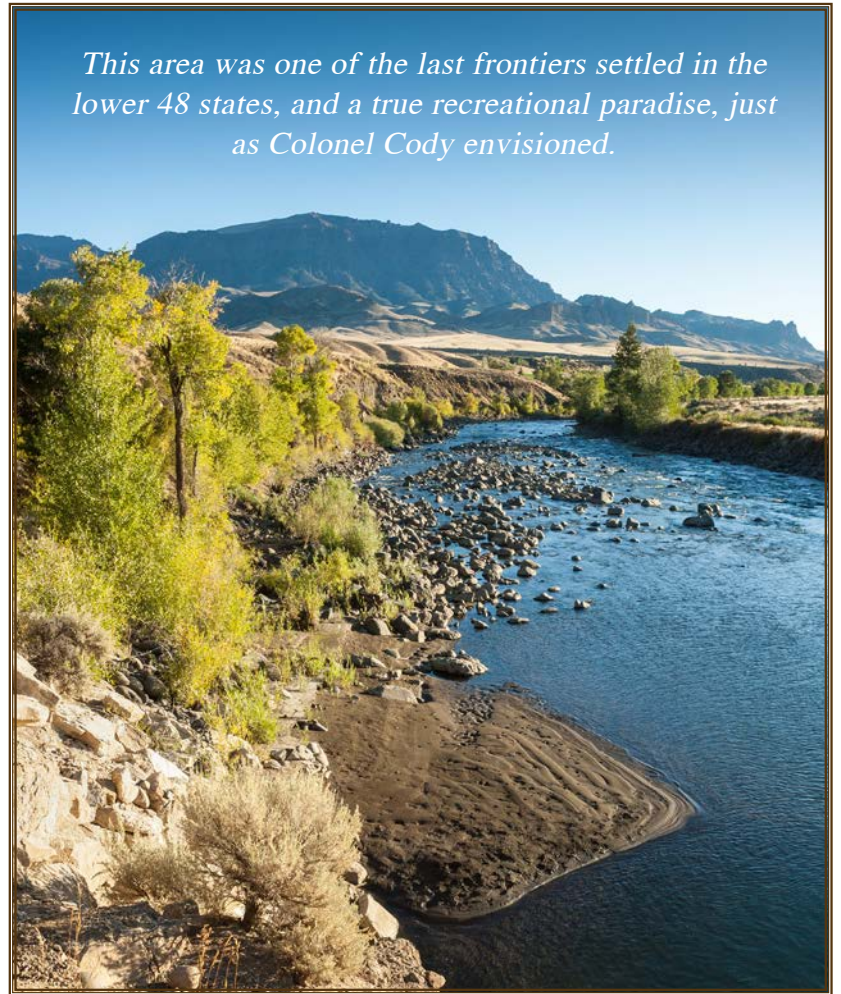
As a popular stop for millions of travelers on the way to and from Yellowstone, visitors to Cody will undoubtedly stroll through the vibrant downtown shops, restaurants, and galleries along Sheridan Avenue.

Main attractions for Cody visitors include the nationally recognized five museum complex, The Buffalo Bill Center of the West [a nationally recognized five-museum-in-one complex, is one of the main attractions for Cody visitors], The Buffalo Bill Dam and Visitor's Center, The Cody Nite Rodeo, 4th of July Cody Stampede, Old Trail Town, The Irma Hotel, Cody Trolley Tours, and the Wild Horses of the McCullough Peaks.

Cody is the "Hub" of the Big Horn Basin:

- Just under 35,000 residents call the Big Horn Basin home
- High quality of life and adequate, affordable housing
- Centralized location for dining & shopping, world-class regional medical care, arts & culture
- 25 Minutes from Northwest Community College in Powell
- 2 Hours from Billings, Montana
- Reliable, seasonal air service through Denver and Salt Lake City
- 22 city parks, a 105,000-square foot recreation center, skate park, biking/nature trails, indoor ice arena
- Abundant outdoor recreational opportunities: 2,000 miles fishing waters, hunting, hiking, rock climbing, biking, camping, golf, winter activities
- Minutes from public lands: 82% of the county is managed by the Shoshone National Forest, National Park Service and the Bureau of Land Management

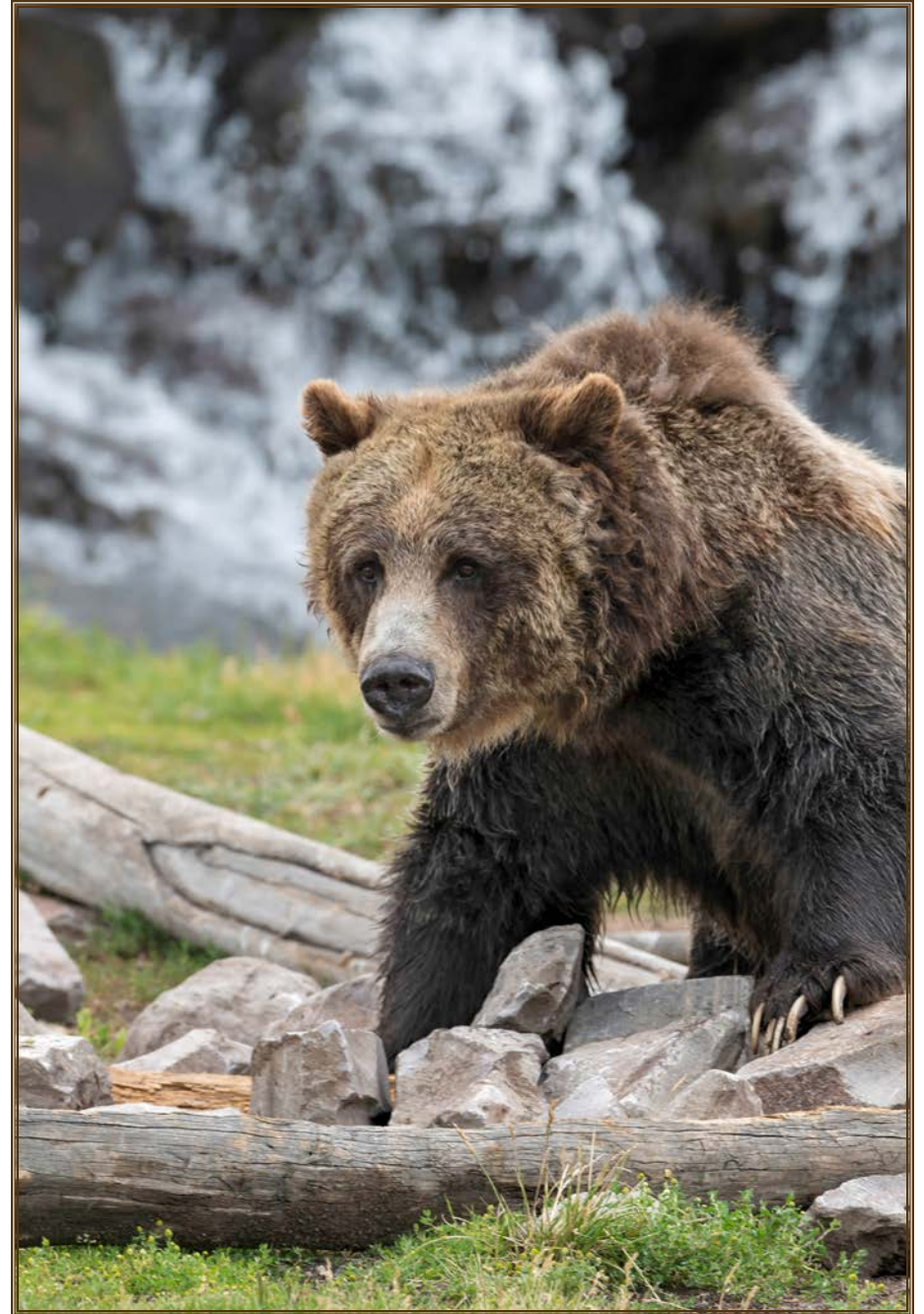
This area was one of the last frontiers settled in the lower 48 states, and a true recreational paradise, just as Colonel Cody envisioned.

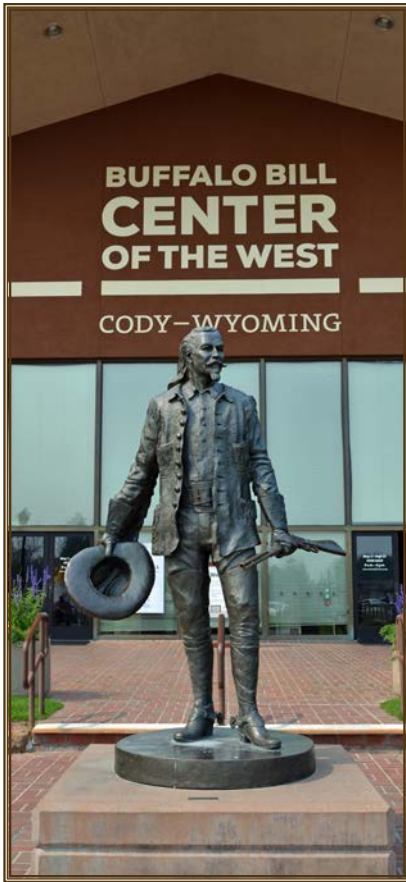




The entire region was driven by and is still heavily influenced by Buffalo Bill's vision. His regard for the wildlife, scenery, and the wonders of Yellowstone can be appreciated by all who visit Buffalo Bill's Cody/Yellowstone Country.

- CodyYellowstone.org





The legendary Colonel William F. “Buffalo Bill” Cody came to the West with the purpose of land development. The newly established community was aptly named after Cody in 1895. In 1902 the town was incorporated and Cody opened his “Hotel in the Rockies”, the Irma, named after his youngest daughter. He had a clear vision of expansion and was instrumental in bringing the Burlington Railroad to the area and establishing a road from Cody to the east entrance of Yellowstone National Park. Through his influence and support, the Buffalo Bill Reservoir and Dam were constructed (the highest dam in the world at the time). The result was the development of an irrigation system and ensured future agricultural success for the entire region.



[above] Cody Nite Rodeo - July 1st-August 31st. [below] Old Trail Town - Old frontier structures dating 1879-1900.





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